058.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	657,200	/	657,200
USE VALUE:	657,200	/	657,200
ASSESSED:	657,200	/	657,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENRY CASSIS
Owner 2:	
Owner 3:	
Street 1:	18 LOCKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MACALUSO ANTHONY & -
Owner 2:	KELLY KATHERINE A -
Street 1:	18 LOCKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1921, having primarily Wood Shingle Exterior and 1523 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5691.000	243,700		413,500	657,200
Total Card	0.131	243,700		413,500	657,200
Total Parcel	0.131	243,700		413,500	657,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.52 /Parcel: 431.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	243,700	0	5,691.	413,500	657,200		Year end	12/23/2021
2021	101	FV	227,000	0	5,691.	413,500	640,500		Year End Roll	12/10/2020
2020	101	FV	227,000	0	5,691.	413,500	640,500	640,500	Year End Roll	12/18/2019
2019	101	FV	219,000	0	5,691.	413,500	632,500	632,500	Year End Roll	1/3/2019
2018	101	FV	219,000	0	5,691.	277,600	496,600	496,600	Year End Roll	12/20/2017
2017	101	FV	219,000	0	5,691.	265,800	484,800	484,800	Year End Roll	1/3/2017
2016	101	FV	219,000	0	5,691.	242,200	461,200	461,200	Year End	1/4/2016
2015	101	FV	193,600	0	5,691.	194,900	388,500	388,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACALUSO ANTHON	6649-24		1/8/2016		527,500	No	No		
BAILEY KELLY L,	62376-334		8/1/2013		465,000	No	No		
DOODY EILEEN F	31003-101		12/28/1999		240,000	No	No		
CONNEELY MARTIN	28697-180		6/12/1998		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2016	1378	Wood Dec	15,900	C				
10/23/2013	1576	Re-Roof	9,350	C				
3/13/2013	336	Renovate	1,000	C				
12/4/2007	1117	New Wind	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
1/28/2014	Info Fm Prmt	EMK	Ellen K
5/29/2013	Info Fm Prmt	EMK	Ellen K
2/17/2009	Meas/Inspect	189	PATRIOT
6/19/2000	MLS		
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5691		Sq. Ft.	Site		0	70.	1.04	11									413,512						413,500	

USER DEFINED

Prior Id # 1:	38658
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct	GIS Ref	GIS Ref	Insp Date
38658			12/02/17

!4984!

PRINT

Date	Time
12/30/21	01:28:15

LAST REV

Date	Time
10/18/18	17:36:58

apro

PAT ACCT. 4984

Patriot Properties Inc.

Total AC/HA:	0.13065	Total SF/SM:	5691	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	413,512	Spl Credit		Total:	413,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	136.350
Other Features:	83035
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299389
Depreciation:	55686
Depreciated Total:	243703

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

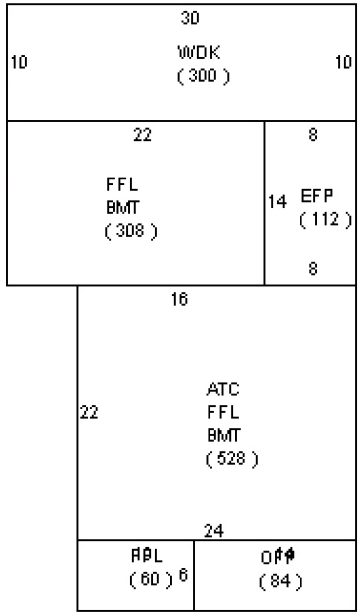
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.35
Special Features:	0	Val/Su Net:	100.99
Final Total:	243700	Val/Su SzAd	225.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	136.350	122,170
BMT	Basement	836	77.720	64,974
WDK	Deck	300	9.430	2,828
ATC	Attic	185	94.630	17,487
EFP	Enclos Porch	112	52.050	5,829
OFP	Open Porch	84	36.500	3,066

Net Sketched Area:	2,413			Total:	216,354
Size Ad	1080.8	Gross Area	2756	FinArea	1523

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	90	G	
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: